

**WEST VALLEY CITY
PLANNING COMMISSION
MINUTES**

March 13, 2013

The meeting was called to order at 4:04 p.m. by Chairman Phil Conder at 3600 Constitution Boulevard, West Valley City, Utah

WEST VALLEY CITY PLANNING COMMISSION MEMBERS

Brent Fuller, Jack Matheson, Phil Conder, Joe Garcia, and Imaan Bilic

ABSENT

Harold Woodruff, Terri Mills, and Barbara Thomas

WEST VALLEY CITY PLANNING DIVISION STAFF

Steve Pastorik, Steve Lehman, Jody Knapp, Lee Logston, and Nichole Camac

AUDIENCE

Approximately fourteen (14) people were in the audience

SUBDIVISION APPLICATIONS

S-4-2013

**Sage Gate at Hayne's Landing
2606 South Anna Caroline Drive
RM Zone
1 Lot**

BACKGROUND

Tim Soffe, representing Miller Development, is requesting approval for the Sage Gate at Hayne's Landing Subdivision. This plat will amend Parcel A of the West Valley Pavilion Subdivision and Lots 101-106 of Harker's Landing PUD Phase 1 along with various common and limited common areas.

ISSUES:

The applicant is proposing a new subdivision to create one lot for the future Sage Gate at Hayne's Landing apartment complex. The underlying reason for the new subdivision is that it is necessary to amend Parcel A of the West Valley Pavilion Subdivision, and to vacate lots 101-106 and portions of common and limited common spaces as contained within the original Harker's Landing PUD Phase 1 development.

The West Valley Pavilion Subdivision was recorded with the Salt Lake County Recorder's Office in August 2008. The Harker's Landing PUD was recorded with the Salt Lake County Recorder's Office in October 2010. Although it was expected that this property would develop as a townhome community, the market made it very challenging for the original project to succeed. The applicant petitioned the City to modify the development agreement paving the way for the apartment complex. The Planning Commission recently approved the conditional use for the apartment project.

The subdivision application is somewhat complex due to the existing townhome building constructed as part of the first phase of Harker's Landing. However, the owners have secured the consent of each townhome owner and the home owner's association will be a signer of the subdivision plat. As was discussed during the conditional use for the apartment project, the townhome owners will have access to the amenities of the new apartment project.

During the City Council's review of the development agreement, a recommendation was made that a public park and trailhead be provided at the northwest corner of the property. The new plat will contain the public recreation and public access easement as required by the City Council.

Staff is working with the applicant to ensure that the legal aspects of this requirement as well as others pertaining to the existing home owners are resolved. The easements along with other legal matters associated with the common and limited common areas of the existing townhome units will be prepared by the property owner's attorney. The City will review the contents of the easement

language to make sure it satisfies the development agreement approved by the City Council.

STAFF ALTERNATIVES:

- A. Approval of the plat amendment.
- B. Continuance to allow for more discussion regarding the application.

Applicant:

Tim Soffe
5151 S 900 E
Suite 200
SLC, UT

Discussion: Steve Lehman presented the application. Phil Conder asked if traffic issues are discussed during the subdivision process. Steve replied that these would have been better addressed in the conditional use. Jack Matheson asked if the existing townhomes will be part of the HOA. Steve replied yes. Tim Soffe, the applicant, stated that the landowners of the existing townhomes are in full support of incorporating into the proposed development and participating in the HOA. Commissioner Matheson asked if any units in this development will be available for purchase in the future. Mr. Soffe replied that this has been discussed, particularly with the townhomes along Anna Caroline, but nothing has been determined. Mr. Soffe stated that Anna Caroline will eventually extend north across the canal. Brandon Hill stated that this is something that will happen but is not part of the subdivision process.

Motion: Commissioner Fuller moved for approval.

Commissioner Matheson seconded the motion.

Roll call vote:

Commissioner Bilic	Yes
Commissioner Garcia	Yes
Commissioner Fuller	Yes
Commissioner Matheson	Yes
Chairman Conder	Yes

Unanimous -S-4-2013- Approved

S-5-2013

**West Valley Truck Center Subdivision – Lots 27A, 29A & 30A Amended
2400 South 5370 West
M Zone**

BACKGROUND

Jim Pugh, representing Thermo King, is requesting a plat amendment for lots 27A, 29A, and 30A of the West Valley Truck Center Subdivision. The purpose for the amendment is to consolidate the aforementioned lots to create 1 lot. The amended subdivision will also vacate certain public utility easement within these lots.

STAFF/AGENCY CONCERNS:

There are no staff or agency concerns with this application.

ISSUES:

When the West Valley Truck Center Subdivision was recorded, a number of lots were platted to accommodate a variety of uses associated with the trucking industry. Although many of the recorded lots remain as originally platted, a few modifications have taken place over the years to accommodate a specific use or business that does not fit within the original platted lots.

The City has received an application from Thermo King desiring to locate their business on what was originally platted as lots 27A, 29A and 30A. Due to the size of the area needed for their business, they have requested that these lots be consolidated. The resulting lot would be approximately 9.46 acres in size.

As part of the plat amendment, the applicant has requested that certain existing public utility easements be vacated. More specifically, the north/south easement between lots 27A, 29A and 30A be vacated and the east/west easement located between lots 29A and 30A be vacated. The applicant will be responsible to ensure that all utility companies have approved the vacation of said public utilities.

City ordinance requires that the Planning Commission forward a recommendation on to the City Council. The amendment of this plat will then be recorded to establish new property lines and easement locations.

STAFF ALTERNATIVES:

- A. Approval of the plat amendment.
- B. Continuance to allow for more discussion regarding the application.

Applicant:

Jim Pugh
1038 S 300 W

Discussion: Steve Lehman presented the application. Jim Pugh, the applicant, stated that he feels this project will be a great addition to the City. He indicated that a lot of major trucking companies are located in this area and have need for refrigeration services. He stated that the existing company is based out of Salt Lake City but is difficult for large trucks to access and indicated that this site will

allow room for growth and expansion.

Motion: Commissioner Bilic moved for approval.

Commissioner Fuller seconded the motion.

Roll call vote:

Commissioner Bilic	Yes
Commissioner Garcia	Yes
Commissioner Fuller	Yes
Commissioner Matheson	Yes
Chairman Conder	Yes

Unanimous -S-5-2013- Approved

S-6-2013

Golden Hilltop Subdivision Phase 2 Amended

4380 South Nugget Drive

R-1-8 Zone

BACKGROUND:

Marvin Allen, representing Granger Hunter Improvement District, is requesting a plat amendment for lots 212-215 of the Golden Hilltop Estates Phase 2 Subdivision. The request to amend the subdivision is a result of an existing water tank located to the east being displaced by the Mountain View Corridor.

ISSUES:

The Golden Hilltop Estates Phase 2 Subdivision was recorded with the Salt Lake County Recorder's Office in 1994. Lots 212-215 were platted along the east boundary of the subdivision and adjacent to property owned by Granger Hunter Improvement District. A right-of-way to access the District's property was platted along the south boundary of lot 212.

As plans for the Mountain View Corridor have been solidified, it has become necessary to move the water tank operated by GHID as it is located within the proposed corridor. In anticipation of this move, UDOT has purchased lots 212-215 of the Golden Hilltop Estates Phase 2 Subdivision. The application before the Planning Commission is to vacate said lots along with certain public utility easements. All existing easements will be vacated. The City Engineering Division is recommending that a new 5-foot and 10-foot public utility easement be noted on the plat along Nugget Drive and the north side of lot 215 respectively.

The Planning Commission has reviewed and approved the conditional use permit for the new water tank. The subdivision application will vacate the lots and portions of the public utility easements.

STAFF ALTERNATIVES:

- A. Approve the amendment of lots 212-215 of the Golden Hilltop Estates Phase 2 Subdivision.
- B. Continue the application to address issues raised during the hearing.

Applicant:

Marv Allen
6771 S 900 E
Midvale, UT 84047

Discussion: Steve Lehman presented the application. Phil Conder asked if the 8 foot easement change must be specified in the motion. Steve replied no. Commissioner Matheson asked if the tank will be moved or if a new tank will be constructed. Mr. Allen replied that a new, larger tank will be constructed. Commissioner Matheson asked if this will be salvaged on site. Mr. Allen replied yes.

Motion: Commissioner Matheson moved for approval.

Commissioner Bilic seconded the motion.

Roll call vote:

Commissioner Bilic	Yes
Commissioner Garcia	Yes
Commissioner Fuller	Yes
Commissioner Matheson	Yes
Chairman Conder	Yes

Unanimous -S-6-2013- Approved

CONDITIONAL USE APPLICATIONS

C-5-2013

Kneaders Bakery & Café (Andrew Smith)
2642 South High Commons Way
M Zone (.584 Acres)

Four Foods Group Holdings, LLC is requesting conditional use approval for a restaurant at 2642 South High Commons Way, which is Lot 4B in the Highbury Centre Subdivision. The property is zoned manufacturing (M) and the West Valley City General Plan designates this area as Mixed Use with an emphasis on commercial land use. Surrounding land uses include manufacturing to the north, commercial to the west, commercial and multi-family to the south, and vacant land to the east.

The overall shopping center conditional use (C-51-2012) was approved on January 9, 2013. The restaurant/drive through use and building siting was approved under that application; the purpose of this application is to approve building design according to our Commercial Design Standards.

The building is 3,669 square feet with a drive through lane on the east side and a 32 by 10 foot pergola/outdoor dining area on the west. An access point from High Market Drive and High Commons Way provide access to this building and others in the development. Parking is shared with other buildings in the development under an agreement with owner Arbor Gardner. The site will have significantly enhanced landscaping per the condition on C-51-2012 and development agreement with Arbor Gardner. The applicant is planning no signage beyond wall signage, which meets our standards.

Staff Alternatives:

Approval, subject to the resolution of any issues raised at the public hearing.

Continuance, to allow for the resolution of any issues raised at the public hearing.

Applicant:

Aaron Smith
871 S Automall Dr.
American Fork, UT 84003

Discussion: Lee Logston presented the application. Aaron Smith, the applicant, had nothing further to add. Joe Garcia indicated that he was concerned with the drive through but feels Kneaders is a great, healthy addition to the City.

Motion: Commissioner Garcia moved for approval.

Commissioner Bilic seconded the motion.

Roll call vote:

Commissioner Bilic	Yes
Commissioner Garcia	Yes
Commissioner Fuller	Yes
Commissioner Matheson	Yes
Chairman Conder	Yes

Unanimous -C-5-2013- Approved

C-7-2013

Thermo King Intermountain (Jim Pugh)
5413 W. England Ct.
M Zone (9.5 Acres)

The applicant, Jim Pugh, is requesting a conditional use for the corporate headquarters of Thermo King International. The zoning for this area is M, Manufacturing. The West Valley City General Plan anticipates light manufacturing uses for this area. The surrounding zone is all manufacturing. The surrounding uses are similar to the trucking related nature of this business and are part of the overall West Valley Truck Center project that was approved in 1994 (C-36-94). Pride Trucking is located to the south, Tire Distribution Systems (TDS) to the east, and the lots to the north and west are undeveloped at this time but are also included in the overall truck center plan.

This site will be the location for Thermo King Intermountain headquarters. The uses include office, parts storage/inventory, sales and service work for trucking refrigeration systems. The building to be constructed will be approximately 39,165 square feet. The office area will be located along the east end of the building and will be 2-stories tall. Each floor is 6,600 sqft for a total of 13,200 sqft of office space. There is an interior storage warehouse that occupies 4,100 sqft and the remaining portion of the building will house 12 pull-thru service bays (21,865 square feet). The building will be constructed of concrete tilt-up panels that are light grey in color and the design is not subject to the Commercial Design Standards section of the City Code.

The primary employee/customer access is located on the east side of the site with a dedicated access off of 5370 West. There is also a separate truck access provided on this frontage. The design and width of all accesses must be approved by the Public Works Department. There are 32 parking spaces provided along the east side and an additional 26 are located along the west side of the truck service area, for a total of 58 spaces. Parking for the office use is calculated at 1 stall for every 250 sqft, so 53 spaces are required. Additional truck and employee parking is also available throughout the larger storage area if necessary.

There is an outside storage area for the refrigeration units that is approximately 98' x 96' that is located on the south east side of the site, directly adjacent to the building. This area will be secured with an 8-foot tall pre-cast panel wall on three sides and an 8' tall chain link fence along the north side with an access gate. The remaining portion of the site will be used for truck storage and parking. This area shall all be located on a hard surface of concrete or asphalt. The applicant has indicated that this area will be secured with an eight-foot tall chain link fence that will be located on the inside edge of the perimeter landscaping. They have requested a taller fence than is typically allowed because they feel it will provide better security for their storage yard and that the increase in height will allow them to eliminate the need for barbed wire.

This lot is surrounded by a road on 3 sides, so the landscaping along these frontages must include a 20' minimum perimeter border with a 2-3' berm. All landscaped areas on site must include one tree planted for every 300 square feet of gross landscape area and must include at least 50% live plant material. The east side, which is the front of the building, will have enhanced landscaping along the entrances and the building façade as well.

Signage will include wall signs and a monument sign. All signage will comply with the West Valley Sign Ordinance and be reviewed with a separate building permit.

Staff Alternatives:

Approval, subject to the resolution of any concerns raised at the public hearing, as well as the following conditions:

1. Site design and building elevations must be constructed per the approved plans.
2. The perimeter chain link fencing shall be no taller than 8' and shall not include and barbed wire.
3. The landscaping shall meet all applicable West Valley City standards including but not limited to planting one tree for every 300 square feet of grossed landscape area and must include at least 50% live plant material.
4. All parking, storage and maneuvering areas must be located on a hard surface of asphalt or concrete.
5. Signage shall meet the West Valley City Sign Ordinance and requires a separate building permit.
6. Must have approval from all other affected departments and agencies.
7. Subject to review upon valid complaint.

Continuance, to allow for the resolutions of any issues raised at the public hearing or to allow for a revised site plan/elevations to be submitted.

Applicant:

Jim Pugh
1038 S 300 W

Discussion: Jody Knapp presented the application. Jack Matheson asked if parking was calculated based on larger vehicles. Jody replied that parking for the office building was calculated with traditional vehicle sizes but indicated that there is parking for larger vehicles in back. Jim Pugh, the applicant, stated that he would request more xeriscape options as opposed to 50% live plant material given the area. He added that crushed concrete in the back would be more affordable. Jody stated that 50% live plant material is standard and added that this does not have to include sod. She stated that any part of the site being used must be hard surfaced as per ordinance but a gravel base can be installed as long as this portion of the property isn't being used.

Motion: Commissioner Fuller moved for approval subject to the 7 staff conditions modifying condition 4 to state: All parking, storage and maneuvering areas must be located on a hard surface of asphalt or concrete. Any unused areas may have a gravel base until that area becomes utilized at which time it must be

hard surfaced as per ordinance; and modifying condition 6 to state: Must have approval from all other affected departments and agencies including a resolution for drainage concerns by Public Works.

Commissioner Matheson seconded the motion.

Roll call vote:

Commissioner Bilic	Yes
Commissioner Garcia	Yes
Commissioner Fuller	Yes
Commissioner Matheson	Yes
Chairman Conder	Yes

Unanimous -C-7-2013- Approved

C-8-2013

Ross Stores, Inc.

3601 South 2700 West

C-2 Zone

Ross Stores, Inc. is requesting a conditional use amendment to add security shutters to the windows of the existing Ross Store at the Valley Fair Mall at 3601 South 2700 West. The property is zoned C-2 (general commercial) and the General Plan calls for general commercial land uses. As described in the attached letter from the applicant, the proposed security shutters would be installed on the inside of the building and will remain up during business hours and will be pulled down when the store is closed. The hours at the store are Monday through Thursday from 9:30 AM to 10:00 PM, Friday and Saturday from 9:00 AM to 10:30 PM and Sunday from 9:30 AM to 9:30 PM.

The applicant has indicated that the store just expanded their fine jewelry assortment and the security shutters are to create a visual theft deterrent. About 40% of Ross stores have security shutters currently; however, they are gearing up to install more depending on the sales of fine jewelry.

The following items are attached to this report:

- a drawing showing where the security shutters would be installed,
- photos of the existing Ross storefront windows and
- photos of another store where the security shutters have been installed.

When the mall renovation began back in 2008, the mall owners, City staff and the Planning Commission worked hard to improve the appearance of the mall. While the proposed change does not change the outside of the building, the security shutters will be visible from the outside. Staff is concerned that the addition of security shutters will detract from the appearance of the store and give mall patrons the feeling that the mall is

not safe.

When compared with the mall's hours, Ross opens earlier and closes later so that most mall patrons would not see the security shutters. However, neighboring restaurants Red Robin and Wingers are open later (11 PM) on Friday and Saturday.

Staff Alternatives:

1. Approval of the conditional use amendment subject to the condition that the security shutters shall not be pulled down during business hours with the following except: the shutters shall not be pulled down on Friday and Saturday until 11 PM.
2. Approval of the conditional use amendment subject to the condition that the security shutters shall not be pulled down during business hours.
3. Continuance, for reasons determined during the public hearing.
4. Denial, the windows must remain transparent.

Applicant:

Not present

Discussion: Steve Pastorik presented the application. Phil Conder stated that he was under the assumption that being able to see inside the store provides greater security. Steve stated that in the case of convenience stores it's better for windows to be transparent during the day so people are able to see if a crime is being committed from the parking lot. He added that this is typically not the case for after hours. Jack Matheson stated that the blinds should be shut immediately after the store closes. Imaan Bilic agreed. Joe Garcia indicated that he doesn't believe these security shutters are a good deterrent for crime and stated that there are more attractive options. Commissioner Garcia stated that people are out later than the times Ross closes and added that security shutters provide an image of an unsafe City. Commissioner Bilic asked if there are any statistics that indicate these are effective means of preventing crime. Steve replied no and added that these will provide a visual barrier but not a physical one. Steve replied no. Joe asked if there are any bollards in front of the store. Steve replied that he doesn't believe there are.

Motion: Commissioner Matheson moved for approval subject to the condition that the security shutters shall not be pulled down during business hours.

Commissioner Bilic seconded the motion.

Roll call vote:

Commissioner Bilic	Yes
Commissioner Garcia	No
Commissioner Fuller	Yes
Commissioner Matheson	Yes

Chairman Conder

Yes

Majority -C-8-2013- Approved

C-9-2013

**Magna Water - Haynes Well #4 Replacement
Derek Lounsbury with Epic Engineering
6020 West Parkway Boulevard
A-1 Zone (.11 Acres, 15.8 acres total)**

The applicant, Epic Engineering, is requesting a conditional use for a replacement pump station for Magna Water at 6020 West Parkway Boulevard. The zoning for this area is A-1, (Agriculture, min. lot size of 1 acre) and Public Utility Installations are a conditional use in this zone. The West Valley City General Plan anticipates Rural Residential uses for this area. The surrounding zones are A and A-1 (Agriculture) with some R-1-10, single family residential, to the south east. The surrounding uses include single family homes to the south and there is one home to the east and the remaining adjacent areas are currently undeveloped.

The original Well Site #4 was constructed in 1958 and has been producing large quantities of sand and has shown significant equipment wear. This has led to decreased pumping efficiency and the site currently pumps approximately 450 gallons of water per minute (gpm). The proposal is to relocate this station approximately 100-feet to the south of the original well site and install more modern and efficient technologies that would produce up to 2300 gpm. The original well site would remain and be used as a monitoring/sampling well.

The building that will house the new equipment will be 644 sq.ft and a single-story. It will be constructed of earth-tone masonry block with a brown standing seam metal roof. The area immediately adjacent to the building will include a new gravel access drive and a 5' concrete walk. The total disturbed area is 5,140 square feet.

Currently the site is landscaped with natural vegetation. The new improvements are approximately 600 feet from Parkway Boulevard and are accessed by existing gravel roads so improvements will not be required along the right-of-way at this time.

Staff Alternatives:

Approval, subject to the resolution of any concerns raised at the public hearing as well as the following conditions:

1. The building and site shall be completed per the approved plans.
2. All requirements of affected departments and agencies must be met.

Continuance, to allow for the resolutions of any issues raised at the public hearing.

Applicant:

Derek Lounsbury
3341 S 4000 W

Discussion: Jody Knapp presented the application. Derek Lounsbury, representing the applicant, indicated that this replacement well will pump significantly faster and will help ensure Magna Water can meet the demands of its customers. Phil Conder asked how deep the wells in this area are. Mr. Lounsbury replied that 250 feet is the deepest well at this site. Jack Matheson asked if there is an adequate amount of water here. Mr. Lounsbury replied yes and indicated that this is all approved prior to installing a well. Commissioner Matheson asked if better water can be found deeper. Mr. Lounsbury replied that all water must pass specific health standards for drinking.

Motion: Commissioner Bilic moved for approval subject to the two staff conditons.

Commissioner Garcia seconded the motion.

Roll call vote:

Commissioner Bilic	Yes
Commissioner Garcia	Yes
Commissioner Fuller	Yes
Commissioner Matheson	Yes
Chairman Conder	Yes

Unanimous -C-9-2013- Approved

C-10-2013

Rasoul Gassmepour
2841 South Redwood Road
Redwood Center
C-2 Zone

Rasoul Gassmepour is requesting a conditional use permit for a 7,772 square foot commercial building on five parcels totaling 0.81 acres located at 2841 South Redwood Road. The property is zoned C-2 (general commercial) and is classified as mixed use which includes commercial and medium density residential at this location. Surrounding zones include C-2 to the north, south and a portion of the east, M (manufacturing) to the west across Redwood Road, and R-1-6 (single family residential, minimum lot size 6,000 square feet) for the remaining east portion. Surrounding uses include vacant ground to the north, commercial/light industrial to the west, commercial to the south and single family homes to the east.

The proposed building includes six shop spaces with overhead doors for auto repair tenants and one retail tenant space. The overhead doors are facing west to orient toward Redwood Road and minimize noise impacts to the neighbors on the east. The required masonry wall along the east property line adjacent to residential is shown on the site plan. The number of parking stalls provided meets the ordinance. Each shop space must have at least three parking spaces. Should one or more of the shop spaces be converted to retail

or office use, one additional parking space per tenant would be required. This could be accomplished by striping the space in front of the overhead door.

During the study session, the Planning Commission expressed concerns about noise from auto repair tenants and the potential for work being done and equipment stored outside of the building. As with other auto repair tenants, staff recommends that conditions be imposed to require all work to be done within the building and that all equipment and parts be stored within the building.

The building elevations reviewed during the study session were deficient on a few of the standards from the Commercial Design Standards ordinance. The applicant has since submitted revised elevations, which are attached, that meet the ordinance.

Staff Alternatives

1. Approval, subject to the following conditions:
 - The applicant must receive approval from all applicable agencies and City departments.
 - Roof mounted equipment, such as air conditioning units, has not been proposed as part of this application. If roof mounted equipment is needed in the future, such equipment must be screened from view by a parapet wall.
 - The five parcels shall be consolidated into one parcel.
 - All automotive repair work shall be conducted within the building.
 - No parts, junk vehicles or equipment shall be stored outside of the building.
 - If one or more of the shop spaces are used as retail or office space, the overhead door(s) for such shop spaces shall be removed and replaced with a glass storefront.
 - No plans for a monument sign were submitted as part of this application. If a monument sign is desired in the future, plans for the monument sign must be reviewed by the Planning Commission.
2. Continuance, for reasons determined during the public hearing.

Applicant:

Rassoul Gassmepour
2025 W 3500 S

Discussion: Steve Pastorik presented the application. Imaan Bilic asked if vehicles must be backed out since there are no doors on the other side. Steve replied yes. Commissioner Bilic asked if there is enough space for backing out to ensure vehicles won't interfere with parking or traffic flow. Steve replied yes and indicated that the site and building were specifically designed to accommodate this. Commissioner Bilic asked if there will be a dumpster on site. Steve replied yes and stated that due to various setback requirements the dumpster must be

located in a corner of the parking lot. Commissioner Bilic asked if it will be enclosed. Steve replied yes. Jack Matheson asked if the Planning Commission should specifically state that no air compressors are allowed to be used outside. Steve replied that there is a condition in the staff report that stated all repair must be conducted within the building but this could be specified further if the Planning Commission wishes. Commissioner Matheson asked if there will be man doors on the front of the building. Steve replied yes and stated that these can be used as storefronts. Commissioner Matheson asked if the units will be leased. Mr. Gassmepour, the applicant, said yes. Commissioner Matheson asked if any painting businesses will be conducted within the building. Mr. Gassmepour replied no and indicated that most businesses will likely be tinting or alarm companies. Joe Garcia asked if there will be monument signs. Mr. Gassmepour replied no but added that there are spaces above each unit for signage which will meet City Code.

Motion: Commissioner Garcia moved for approval subject to the 7 staff conditions modifying condition 5 to state: No parts, junk vehicles or equipment shall be stored outside of the building including air compressors; and adding condition number 8 to state: No painting will be allowed inside or outside of the building.

Commissioner Bilic seconded the motion.

Roll call vote:

Commissioner Bilic	Yes
Commissioner Garcia	Yes
Commissioner Fuller	Yes
Commissioner Matheson	Yes
Chairman Conder	Yes

Unanimous -C-10-2013- Approved

PLANNING COMISSION BUSINESS

Approval of Minutes from February 27, 2013 (Regular Meeting) **Continued (not enough commissioners)**

Approval of Minutes from March 6, 2013 (Study Session) **Approved**

There being no further business, the meeting adjourned at 5:07 p.m.

Respectfully submitted,

Nichole Camac, Administrative Assistant